

LOCAL HAZARD MITIGATION PLAN ANNEX

City of Lafayette

Introduction

The City of Lafayette is located in Central Contra Costa County, California. The population is 24,000 based on the 2000 Census.¹ The adopted Final 2004/2005 Budget is \$29.96 million. The City has the equivalent of 34 full-time employees. The City contracts with Contra Costa County Sheriff Department for police services, Contra Costa County for building inspection and permitting, and with a private corporation for public works (maintenance) services. Fire protection services are provided by the Contra Costa County Fire Protection District. There are two school districts in the community: Lafayette School District (K-8) and Acalanes Union High School District (9-12).

The Planning Process

The City adopted a revised General Plan in October 2002. This Plan includes a Safety Element that includes a discussion, goals, policies and programs regarding the following: landslides and unstable slopes; seismic hazards; flood hazards; fire hazards; hazardous materials; electromagnetic field hazards; police services; and emergency preparedness. Prior to adoption the General Plan, including the Safety Element, was the subject of hundreds of hours of public review and comment and subject to environmental review pursuant to the California Environmental Quality Act (CEQA). The City also enforces the requirements of CEQA in its review of public capital improvement projects and private development proposals.

These activities by the City were the basis for the planning process for the multi-jurisdictional Local Hazard Mitigation Plan. The City has participated in various ABAG workshops and meetings, including the general "kick-off" meeting. In addition, the City has provided comments on the multi-jurisdictional plan throughout its development. Finally, the City has provided ABAG information on facilities that are considered critical in the Lafayette community.

City staff participated in considering and prioritizing mitigation strategies. Staff included the Community Development Director, Planning & Building Services Manager, City Engineer, and Police Chief. The public was provided the opportunity to review the draft annex and mitigation strategies at the City Council meeting on March 14, 2005. Prior to this meeting, the staff proposal was also available on the City's website. The City Council provided comments on the draft annex and mitigation strategies.

The resolution adopting the Local Hazard Mitigation Plan with Lafayette's Annex and Mitigation Strategies was approved by the City Council on July 11, 2005.

Hazard and Risk Assessment

The ABAG multi-jurisdictional Local Hazard Mitigation Plan, to which this is an Annex, lists nine hazards that impact the Bay Area, five related to earthquakes (faulting, shaking, earthquake-induced landslides, liquefaction, and tsunamis) and four related to weather (flooding, landslides, wildfires, and drought). Except for tsunamis, these hazards also impact this community. The threat of a tsunami does not impact the City because Lafayette is not located along the ocean coast.

¹ For complete Census information on Lafayette, see <http://www.bayareacensus.ca.gov/>.

The City undertook a number of general hazard and topographical mapping activities as during the preparation of the Safety Element and the subsequent Hillside Development regulations in the Lafayette Municipal Code. These General Plan maps can be viewed at the City's website at www.ci.lafayette.ca.us. These maps are more general than those currently shown on ABAG's website at <http://quake.abag.ca.gov/mitigation>. Lafayette is not shown on the CGS Landslide and Liquefaction mapping.

Information on the 24 disasters declared in Contra Costa County between 1950 and 2000 is at <http://quake.abag.ca.gov/mitigation/disaster-history.html>.

The City reviewed the hazard exposure of urban land within the community based on information at ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 8,450 urban acres in the city,

- 93 acres are in the 500-year flood plain and 148 acres are in the 100-year flood plain
- 578 acres are subject to dam inundation
- 3,374 acres are in areas of few landslides and 2,856 acres are in areas of mostly landslides
- 1,621 acres are in areas of moderate liquefaction susceptibility
- All 8,450 acres are in the highest two categories of shaking potential due to its proximity to the Hayward and Concord faults
- 1,217 acres are in the high wildfire threat area and 666 acres are in the very high wildfire threat area
- 7,551 acres are in the wildland-urban interface threat area
- None of the urban acres are within a CGS earthquake study zone

The City reviewed the hazard exposure of infrastructure based on information at ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of the 155 miles of roads in the city,

- 3 miles are in the 500-year flood plain and 4 miles are in the 100-year flood plain
- 13 miles are subject to dam inundation
- 65 miles are in areas of few landslides and 30 miles are in areas of mostly landslides
- 43 miles are in areas of moderate liquefaction susceptibility
- All 155 miles are in the highest two categories of shaking potential
- 9 miles are in the high wildfire threat area and 9 miles are in the very high threat wildfire threat area
- 152 miles are in the wildland-urban interface threat area
- None of the miles of roads are within the tsunami threat area
- None of the miles of roads are within a CGS earthquake study zone

Finally, the City reviewed the hazard exposure of critical health care facilities, schools, and city-owned facilities based on information at ABAG's website at <http://quake.abag.ca.gov/mitigation/pickdbh2.html>. Of these critical facilities in the city,

- No critical health care facilities, schools, or city-owned facilities are in the 500-year or 100-year flood plain
- 2 critical health care facilities, 2 schools, and 2 city-owned facilities are subject to dam inundation
- 1 critical health care facility, 6 schools, and 5 city-owned facilities are in areas with very few or no landslides, and 1 critical care facility, 3 schools, and 3 city-owned facilities are in areas with few landslides
- 1 critical health care facility, 4 schools, and 1 city-owned facility are in areas of low or very low liquefaction susceptibility, and 1 critical care facility, 5 schools and 7 city-owned facilities are in areas of moderate liquefaction susceptibility
- All 2 critical health care facilities, 9 schools, and 8 city-owned facilities are in the highest two categories of shaking potential
- All 2 critical health care facilities, 9 schools, and 8 city-owned facilities are in the moderate or low wildfire threat area

- Only 1 school is not within the wildland-urban interface threat area; all other critical facilities are within the threat area
- None of the critical health care facilities, schools, or city-owned facilities are within the tsunami threat area
- None of the critical health care facilities, schools, or city-owned facilities are within a CGS earthquake study area

In spite of the areas of the city located in flood-prone areas, there have been only two repetitive loss properties based on the information at ABAG's website at <http://quake.abag.ca.gov/mitigation/pickflood.html>

The California Geological Survey has not completed its mapping of earthquake-induced landslide susceptibility. Thus, no maps of this hazard exist for risk assessment. Mitigation strategy LAND-a-5 notes that the City is supportive of CGS in its efforts to complete this mapping.

Drought, though a potential problem in Lafayette, is not fully assessed. The City will be working with ABAG and EBMUD on this issue.

Potential risks that are not shown on maps readily available to the City or the community are the underground pipelines, including high-pressure natural gas, that run through the community.

Beyond what information regarding the nine hazards is available through the City and ABAG current mapping, the City will continue to work with ABAG in 2005 through early 2006 to improve the risk assessment information being compiled by ABAG. As the impacts from these nine hazards are not fully developed, the City has reviewed the hazards identified and ranked the hazards based on past disasters and expected future impacts. The conclusion is that earthquakes (shaking, landslides and liquefaction), flooding, and wildfires are all important to the community.

Mitigation Activities and Priorities

As a participant in the ABAG multi-jurisdictional planning process, the City of Lafayette staff helped in the development and review of the comprehensive list of mitigation strategies in the overall multi-jurisdictional plan. The list was provided for review to the Community Development Director, Planning & Building Services Manager, City Engineer, Public Works Services Manager, Police Chief, Parks & Recreation Director, and City Attorney. It was confirmed through the review process that the City's priorities for mitigation strategies are consistent with City policy established during the recent preparation of the General Plan, Capital Improvements Program, and hillside development regulations. At the meeting, all of the mitigation strategies were reviewed. The tentative decision on priority was made based on a variety of criteria, not simply on an economic cost-benefit analysis. These criteria include being technically and administratively feasible, politically acceptable, socially appropriate, legal, economically sound, and not harmful to the environment or our heritage.

In the future, the City is committed to developing better hazard mitigation and risk information as resources allow. At this time, the City is putting its resources towards several projects that require immediate attention. Should the City receive grant funding, the City could implement mitigation strategies that are within the City's jurisdiction, but not considered for implementation at this time. The City agrees with the principle that the jurisdictions are not trying to create a disaster-proof region, but a disaster-resistant region.

A draft list of mitigation strategies were presented to the City Council on March 14, 2005. The public was provided an opportunity to comment on the strategies both before and during the Council's consideration. The draft list was revised based on the input from this public review. The final strategies (as shown in the attached table) were adopted by the City Council on July 11, 2005.

In the City of Lafayette, many of the strategies are in existing programs already a part of the City's land use policies, programs, and regulations through its General Plan, Zoning Ordinance, Capital Improvement Program, and public works maintenance. New activities identified as part of this Annex will be incorporated into these policies, programs and regulations through future updates. Other activities may require additional funding sources that not have been identified at this time. The City will continue to identify future funding sources to implement its adopted policies, programs and regulations as necessary.

Plan Maintenance and Updating Process

The City of Lafayette is committed to reviewing and updating this Annex at least once every five years, as required by the Disaster Mitigation Act of 2000. The City's Community Development Director will contact ABAG four years after the Local Hazard Mitigation Plan is approved to ensure ABAG will undertake the update process. If so, the City plans at this time to participate in the multi-jurisdictional Plan. If ABAG is unwilling or unable to act as the lead agency in the multi-jurisdictional effort, other options for complying with the Disaster Mitigation Act of 2000 will be considered by the City.

Further, the City of Lafayette's Community Development Department (Planning, Engineering, and Public Works Services) will ensure that monitoring of this Annex will occur on a regular and on-going basis. However, the major disasters affecting our community, legal challenges, notices from ABAG as the lead agency in this process, and other triggers will be used. Finally, the Annex will be reviewed annually by appropriate City staff. This annual review will focus on evaluating the Annex in light of fiscal, technological, and political changes or other significant events. As necessary, City staff will recommend to the City Council whether the Plan should be updated.

The public will continue to be involved whenever the Plan is updated and, as appropriate, during the monitoring and evaluation process. For example, information on the Plan will be posted on the City's website and/or in the City's newsletter. All public comments will be considered by City staff and City Council during the Plan update process, and, where appropriate, reflected in the updated Plan.